

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Shorewood-Normandy Park / 49

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 331

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$113,600	\$213,500	\$327,100	\$356,900	91.7%	12.44%
2003 Value	\$118,700	\$231,600	\$350,300	\$356,900	98.2%	12.16%
Change	+\$5,100	+\$18,100	+\$23,200		+6.5%	-0.28%
% Change	+4.5%	+8.5%	+7.1%		+7.1%	-2.28%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.28% and -2.28% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$127,300	\$219,100	\$346,400
2003 Value	\$133,100	\$237,900	\$371,000
Percent Change	+4.6%	+8.6%	+7.1%

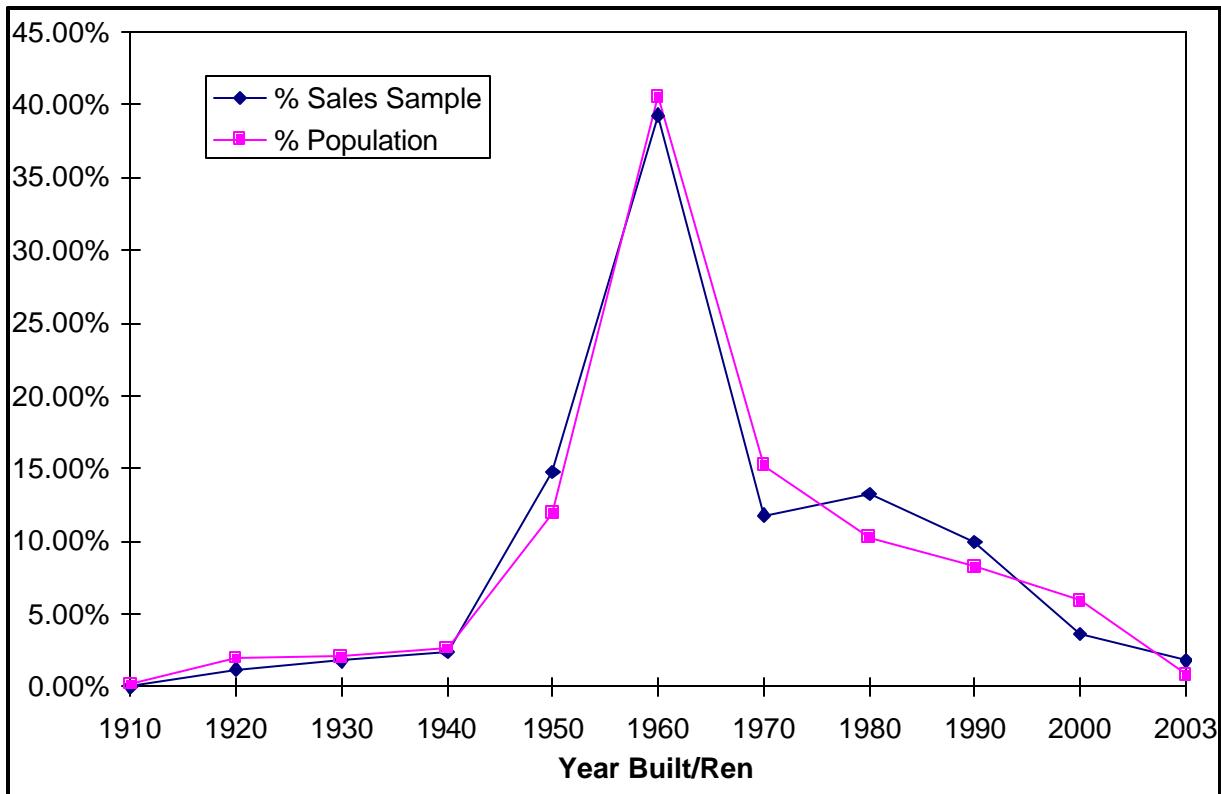
Number of one to three unit residences in the Population: 4460

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 9 houses were found to be at a lower assessment level than other properties and required a greater upward adjustment, while properties with basements and are non-waterfront required a smaller upward adjustment. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	9	0.20%
1920	4	1.21%	1920	88	1.97%
1930	6	1.81%	1930	93	2.09%
1940	8	2.42%	1940	119	2.67%
1950	49	14.80%	1950	533	11.95%
1960	130	39.27%	1960	1809	40.56%
1970	39	11.78%	1970	680	15.25%
1980	44	13.29%	1980	459	10.29%
1990	33	9.97%	1990	368	8.25%
2000	12	3.63%	2000	265	5.94%
2003	6	1.81%	2003	37	0.83%
	331			4460	



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

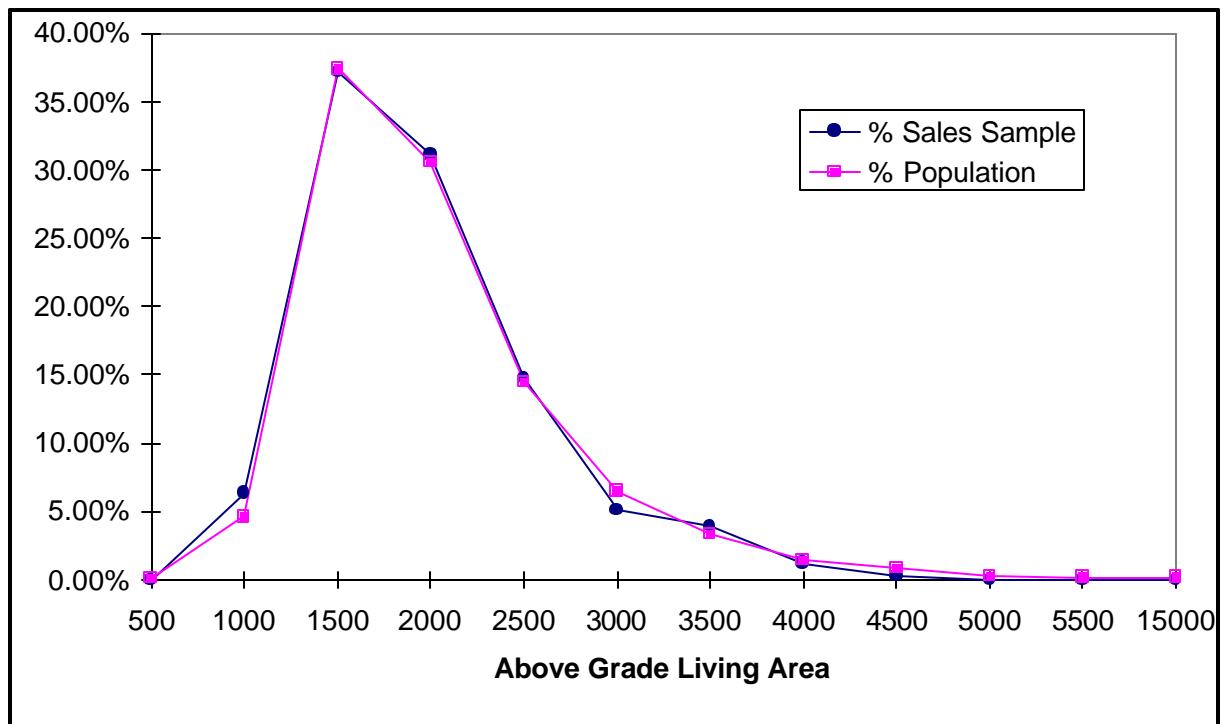
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	21	6.34%
1500	123	37.16%
2000	103	31.12%
2500	49	14.80%
3000	17	5.14%
3500	13	3.93%
4000	4	1.21%
4500	1	0.30%
5000	0	0.00%
5500	0	0.00%
15000	0	0.00%
	331	

Population

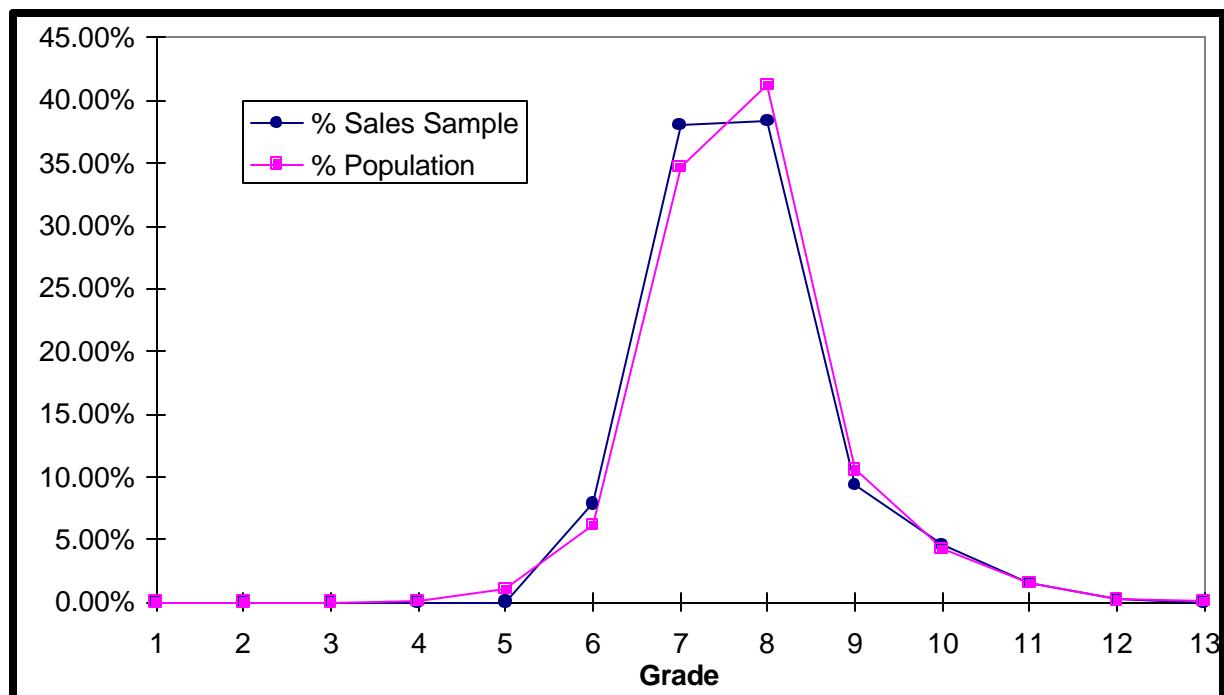
AGLA	Frequency	% Population
500	6	0.13%
1000	206	4.62%
1500	1669	37.42%
2000	1365	30.61%
2500	645	14.46%
3000	288	6.46%
3500	151	3.39%
4000	65	1.46%
4500	38	0.85%
5000	11	0.25%
5500	8	0.18%
15000	8	0.18%
	4460	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

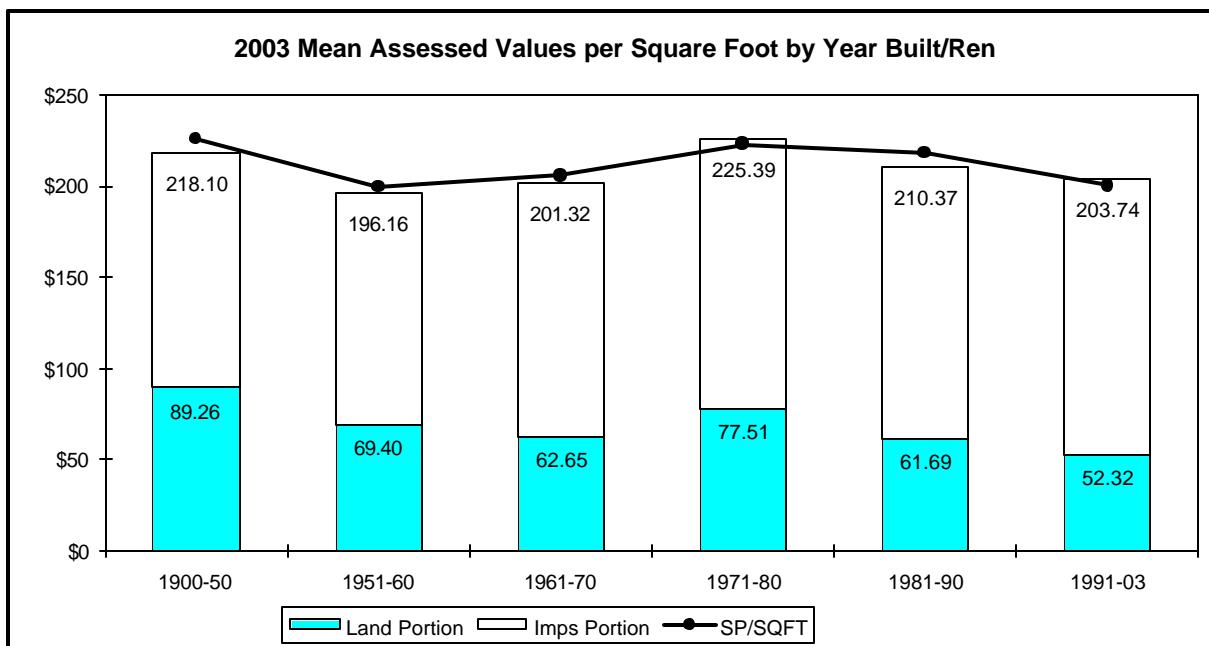
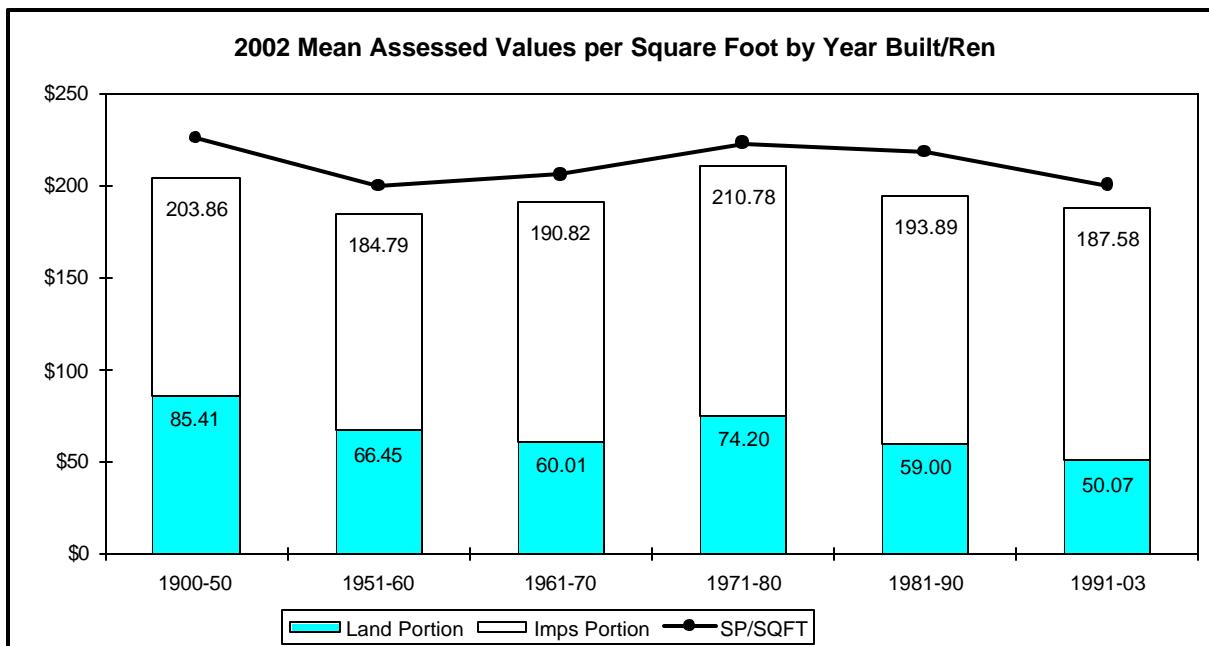
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	5	0.11%
5	0	0.00%	5	46	1.03%
6	26	7.85%	6	275	6.17%
7	126	38.07%	7	1548	34.71%
8	127	38.37%	8	1839	41.23%
9	31	9.37%	9	471	10.56%
10	15	4.53%	10	191	4.28%
11	5	1.51%	11	70	1.57%
12	1	0.30%	12	10	0.22%
13	0	0.00%	13	4	0.09%
		331			4460



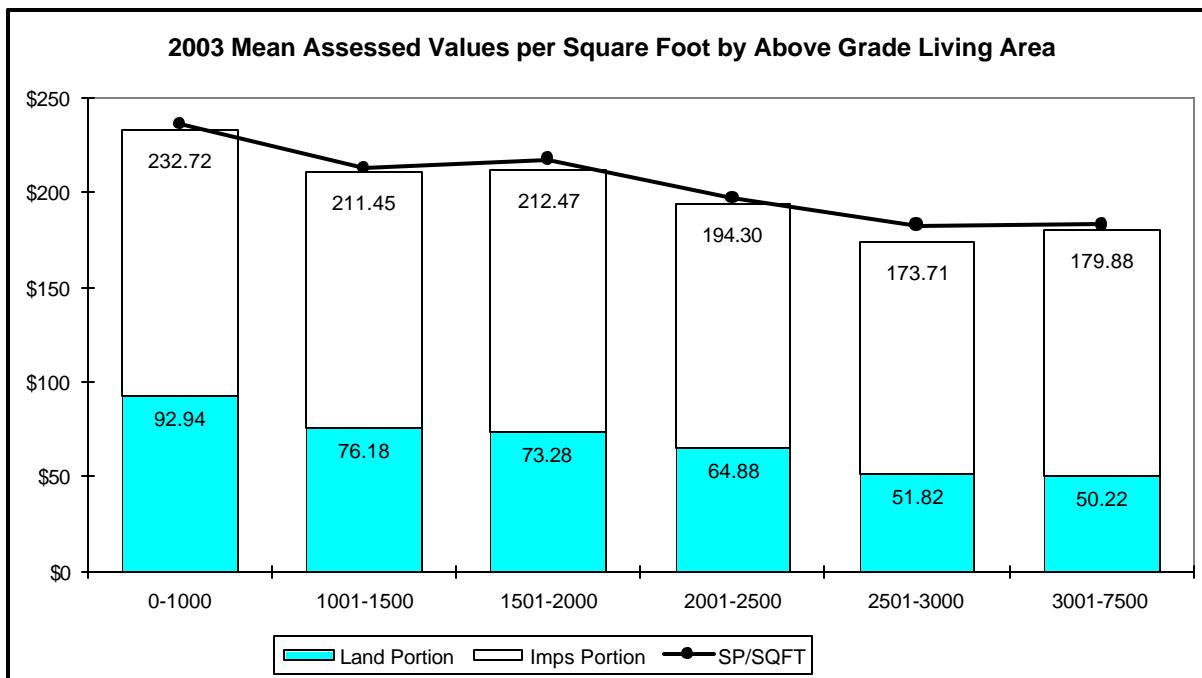
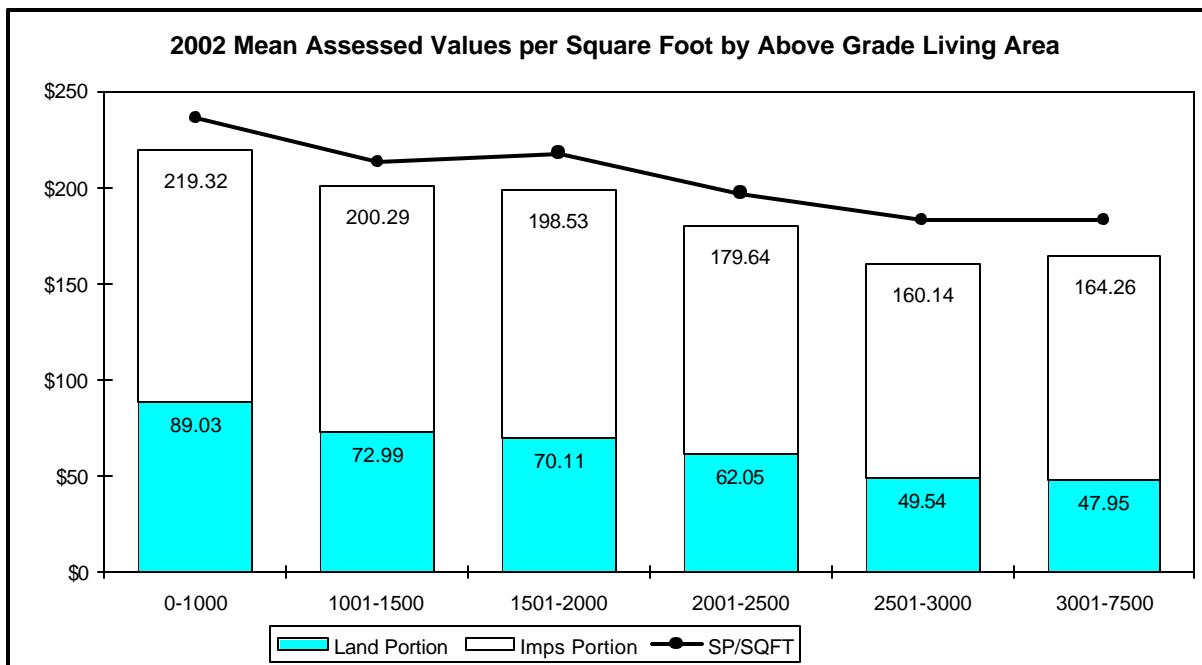
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



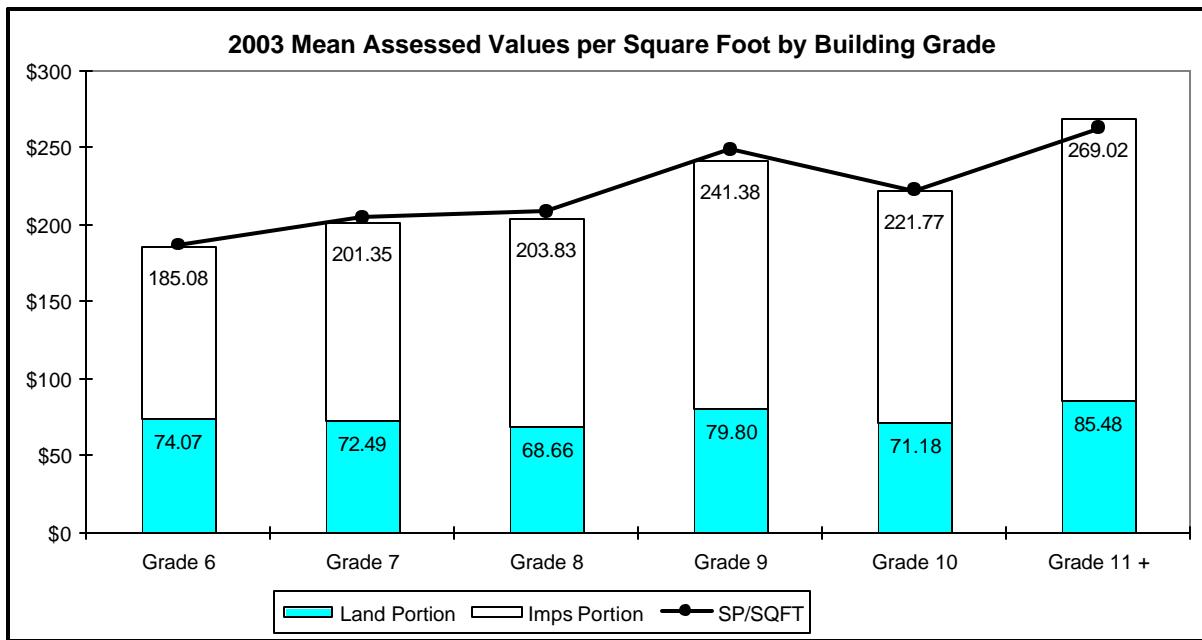
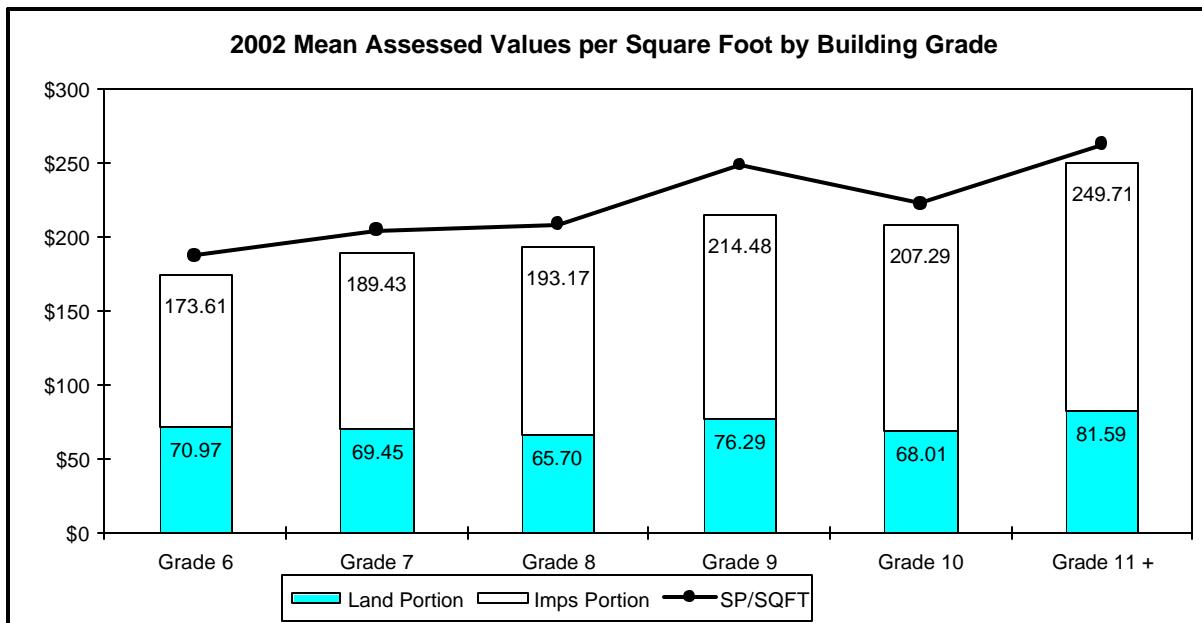
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 12 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.6% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 331 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, For instance, Grade 9 houses were found to be at a lower assessment level than other properties and required a greater upward adjustment, while properties with basements and are non-waterfront required a smaller upward adjustment.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / (0.9138317 + -0.05011889 if Grade=9 + 0.04308472 if Total Basement area is greater than 0 and no Puget Sound waterfront)

The resulting total value is rounded down to the next \$1,000, *then:*

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value * 1.085)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, then there is no change to the improvement portion of the value. (2003 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Properties located near Three Tree Point impacted by the earthquake of February 2001 or the mudslide of December 2001 will receive no change to either the land or improvement portion of the value. See page 12 for a listing of these parcels.
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample.. The resulting total value is calculated as follows:

2003 Total Value = 2003 Land Value + Previous Improvement Value * 1.085, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 49 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.43%

Grade9	Yes
% Adjustment	6.35%
Has Basement	
No Puget Sound	Yes
Wft	
% Adjustment	-4.93%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 9 parcel would *approximately* receive a 15.78% upward adjustment (9.43% + 6.35%). There are 31 such parcels in the sales sample and 474 in the population.

A grade 8 house with a basement and no Puget Sound waterfront would receive an *approximate* upward adjustment of 4.5%. (9.43% + -4.93%).

There are 294 parcels in the population that will received both the grade 9 adjustment and the basement non-waterfront adjustment and 17 such parcels in the sales sample.

32% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone. The largest number of parcels (2562 or 57%) will receive the adjustment for Basement with No Puget Sound waterfront.

Parcels Near Three Tree Point Impacted By Earthquake and Mudslide

The properties in this list are excluded from the annual update formula due to severe documented problems resulting from the earthquake of February 2001 or the mud slide on December 16, 2001. Each of these properties will receive no change to both the land and improvement portions of the value.

SubArea	Major	Minor	Location Address	Event
8	182720	0025	2450 SW 172ND ST	Slide 12/2001
8	182720	0030	2444 SW 172ND ST	Slide 12/2001
8	182720	0036	2438 SW 172ND ST	Slide 12/2001
8	292860	0241	2624 SW 172ND ST	Slide 12/2001
8	292860	0242	Vacant	Slide 12/2001
8	292860	0248	2618 SW 172ND ST	Slide 12/2001
8	292960	0015	17433 SYLVESTER RD SW	Slide 12/2001
8	292960	0018	1952 SW 172ND ST	Slide 12/2001
8	763180	0045	16445 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0054	16503 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0055	16501 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0065	16507 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0067	16505 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0076	Vacant	Earthquake 2/2001, road closed
8	763180	0085	Vacant	Earthquake 2/2001, road closed
8	763180	0086	16525 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0095	16527 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0096	Vacant	Earthquake 2/2001, road closed
8	763180	0105	16535 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0110	16533 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0115	16539 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0120	16537 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0125	16543 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0130	16611 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0135	16613 MAPLEWILD AV SW	Earthquake 2/2001, road closed

Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	26	0.929	0.989	6.5%	0.925	1.053
7	126	0.925	0.985	6.5%	0.965	1.006
8	127	0.925	0.978	5.7%	0.959	0.998
9	31	0.857	0.966	12.8%	0.914	1.019
10	15	0.928	0.994	7.2%	0.923	1.065
11+	6	0.930	1.004	7.9%	0.901	1.107
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	67	0.889	0.953	7.2%	0.920	0.986
1951-1960	130	0.927	0.985	6.3%	0.967	1.004
1961-1970	39	0.931	0.985	5.7%	0.944	1.025
1971-1980	44	0.946	1.013	7.0%	0.976	1.049
1981-1990	33	0.882	0.961	8.9%	0.916	1.007
1991-2003	18	0.927	1.011	9.1%	0.946	1.077
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	216	0.916	0.983	7.3%	0.966	0.999
Good	101	0.919	0.979	6.5%	0.957	1.000
Very Good	14	0.911	0.981	7.6%	0.880	1.082
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	253	0.924	0.984	6.6%	0.970	0.999
1.5	25	0.880	0.935	6.2%	0.878	0.991
2+	53	0.908	0.990	9.0%	0.954	1.026

Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

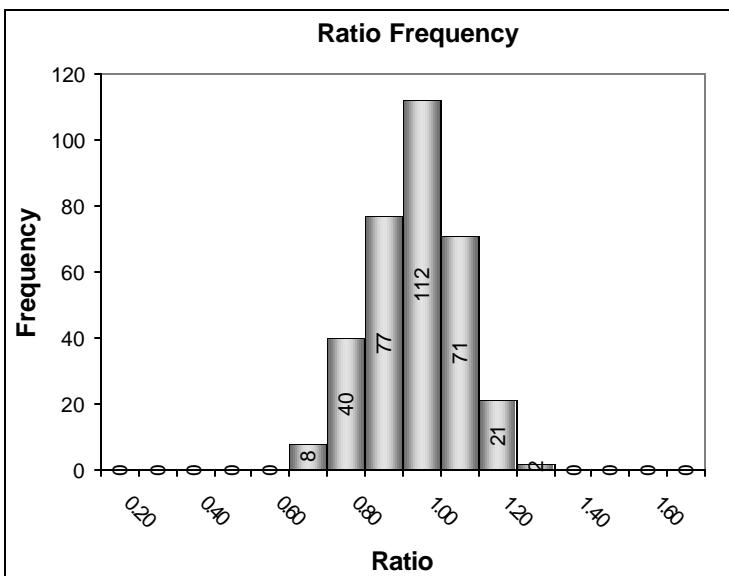
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1000	21	0.927	0.983	6.0%	0.914	1.051
1001-1500	123	0.939	0.991	5.6%	0.971	1.011
1501-2000	103	0.912	0.977	7.0%	0.953	1.000
2001-2500	49	0.914	0.988	8.1%	0.948	1.028
2501-3000	17	0.875	0.950	8.5%	0.879	1.021
3001-7500	18	0.896	0.981	9.5%	0.927	1.035
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	193	0.925	0.989	6.9%	0.972	1.007
Y	138	0.908	0.974	7.3%	0.954	0.995
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	311	0.925	0.986	6.7%	0.973	1.000
Y	20	0.854	0.945	10.7%	0.883	1.008
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
3	116	0.912	0.973	6.8%	0.952	0.995
8	215	0.919	0.985	7.2%	0.969	1.002
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-8000	47	0.937	1.000	6.7%	0.962	1.038
8001-16000	195	0.920	0.982	6.8%	0.966	0.998
16001-24000	63	0.916	0.988	7.8%	0.951	1.024
over 24000	26	0.877	0.944	7.7%	0.898	0.990
Has Bsmt No Puget Sound Waterfront	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	131	0.885	0.976	10.2%	0.954	0.997
Y	200	0.939	0.986	5.0%	0.969	1.002

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: SW Crew / Team - 1	Lien Date: 01/01/2002	Date of Report: 6/25/2003	Sales Dates: 1/2001 - 12/2002
Area 49 Shorewood/Normandy	Appr ID: DGIB	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	331		
Mean Assessed Value	327,100		
Mean Sales Price	356,900		
Standard Deviation AV	120,833		
Standard Deviation SP	151,182		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.935		
Median Ratio	0.946		
Weighted Mean Ratio	0.917		
UNIFORMITY			
Lowest ratio	0.640		
Highest ratio:	1.224		
Coefficient of Dispersion	9.88%		
Standard Deviation	0.116		
Coefficient of Variation	12.44%		
Price Related Differential (PRD)	1.020		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.922		
<i>Upper limit</i>	0.959		
95% Confidence: Mean			
<i>Lower limit</i>	0.923		
<i>Upper limit</i>	0.948		
SAMPLE SIZE EVALUATION			
N (population size)	4476		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.116		
Recommended minimum:	22		
Actual sample size:	331		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	157		
# ratios above mean:	174		
<i>Z:</i>	0.934		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



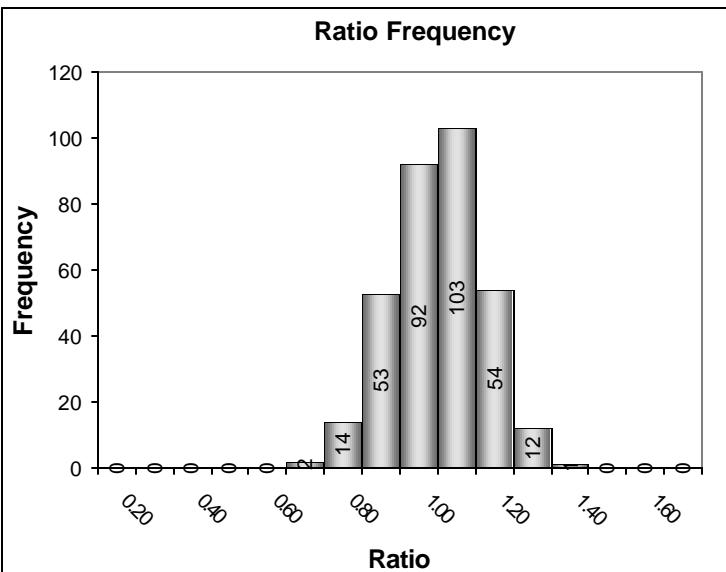
COMMENTS:

1 to 3 Unit Residences throughout area 49

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: SW Crew / Team - 1	Lien Date: 01/01/2003	Date of Report: 6/25/2003	Sales Dates: 1/2001 - 12/2002
Area 49 Shorewood/Normandy	Appr ID: DGIB	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	331		
Mean Assessed Value	350,300		
Mean Sales Price	356,900		
Standard Deviation AV	133.915		
Standard Deviation SP	151.182		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.004		
Weighted Mean Ratio	0.982		
UNIFORMITY			
Lowest ratio	0.671		
Highest ratio:	1.367		
Coefficient of Dispersion	9.71%		
Standard Deviation	0.121		
Coefficient of Variation	12.16%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.020		
95% Confidence: Mean			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.011		
SAMPLE SIZE EVALUATION			
N (population size)	4476		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.121		
Recommended minimum:	24		
Actual sample size:	331		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	159		
# ratios above mean:	172		
<i>Z:</i>	0.715		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 49

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	810300	0102	4/17/02	142000	780	0	6	1945	3	8400	N	N	11202 28TH AV SW
3	184200	0025	3/23/01	174700	800	0	6	1952	3	6000	N	N	11527 26TH AV SW
3	273160	0130	11/11/02	125000	830	0	6	1918	4	8625	N	N	14910 22ND AV SW
3	143080	0300	5/18/01	159500	870	0	6	1942	4	11622	N	N	1336 SW 144TH PL
3	763240	0150	11/21/01	306000	890	0	6	1918	5	9062	Y	N	15808 MAPLEWILD AV SW
3	433140	0125	12/6/02	130000	920	0	6	1949	3	10125	N	N	14237 11TH AV SW
3	273160	0060	2/1/02	240000	960	220	6	1920	3	6905	N	N	2220 SW 152ND ST
3	447580	0070	3/14/02	180000	970	360	6	1956	4	1939	Y	N	15418 MAPLEWILD AV SW
3	810360	0045	5/10/01	170000	970	280	6	1951	3	12839	N	N	11403 28TH AV SW
3	233880	0160	8/20/01	187000	990	240	6	1946	4	7788	N	N	15401 21ST AV SW
3	233880	0185	11/16/01	174000	990	0	6	1947	4	7847	N	N	15431 21ST AV SW
3	233880	0150	3/29/01	229000	1350	0	6	1946	5	7847	N	N	15450 22ND AV SW
3	610240	0005	5/11/01	218867	1370	360	6	1953	3	7300	N	N	15206 24TH AV SW
3	763240	0285	11/15/02	319587	1460	0	6	1925	3	14328	Y	N	15930 MAPLEWILD AV SW
3	810360	0007	11/8/02	216800	1460	0	6	1954	4	10010	N	N	11203 28TH AV SW
3	447580	0060	8/8/01	300000	1510	0	6	1923	4	13200	Y	N	15248 MAPLEWILD AV SW
3	433140	0265	4/15/02	241413	1570	0	6	1952	4	8400	N	N	1102 SW 142ND ST
3	296680	0105	12/12/02	299000	1620	0	6	1954	4	6867	N	N	15222 22ND AV SW
3	763240	0125	4/4/01	444000	720	980	7	1940	5	8000	Y	Y	15801 MAPLEWILD AV SW
3	433140	0370	4/18/02	196500	860	260	7	1953	3	9320	N	N	14323 12TH AV SW
3	632600	0120	2/1/01	228850	910	790	7	1986	3	8280	N	N	11633 29TH AV SW
3	632600	0120	9/27/01	265000	910	790	7	1986	3	8280	N	N	11633 29TH AV SW
3	810360	0010	11/20/02	237000	950	350	7	1952	3	10010	N	N	11213 28TH AV SW
3	632600	0025	7/5/01	224500	960	0	7	1954	3	7200	N	N	11526 29TH AV SW
3	143080	0339	11/2/01	223000	1000	0	7	1941	4	22964	N	N	1514 SW 144TH PL
3	184200	0185	3/5/01	179950	1030	0	7	1954	3	7660	N	N	11504 28TH AV SW
3	810360	0126	5/30/01	219500	1060	500	7	1954	4	10800	N	N	11223 29TH AV SW
3	632700	0095	6/6/02	267000	1080	400	7	1954	4	12526	N	N	11409 30TH PL SW
3	632700	0160	4/25/02	267000	1080	730	7	1955	4	6094	N	N	11524 30TH PL SW
3	632700	0205	11/12/01	250000	1080	300	7	1954	4	6000	N	N	2909 SW 115TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	433220	0065	5/22/01	235000	1090	440	7	1954	3	19000	N	N	1434 SW 143RD ST
3	778400	0345	6/22/01	359500	1120	920	7	1955	4	9750	Y	N	12228 SHOREWOOD DR SW
3	632600	0170	7/2/02	280000	1160	920	7	1957	4	7200	N	N	2805 SW 116TH ST
3	632700	0020	10/22/01	245000	1160	530	7	1956	3	22576	N	N	11563 30TH PL SW
3	273160	0075	3/23/01	285400	1190	1190	7	1946	3	6937	N	N	14995 22ND AV SW
3	763580	0960	8/17/01	225000	1190	0	7	1949	4	12675	N	N	14941 21ST AV SW
3	433140	0350	5/23/01	205000	1200	0	7	1949	3	11860	Y	N	14239 12TH AV SW
3	885900	0045	1/24/01	288000	1210	970	7	1959	3	8480	Y	N	11845 26TH AV SW
3	777420	0095	1/29/02	375000	1230	0	7	1948	3	15901	Y	N	12122 25TH AV SW
3	242303	9155	3/1/02	252500	1240	850	7	1958	3	5662	N	N	1802 SW 146TH ST
3	433140	0185	2/26/02	185000	1240	0	7	1955	3	10260	N	N	14240 12TH AV SW
3	778400	0340	3/21/02	350000	1240	810	7	1954	3	9750	Y	N	12222 SHOREWOOD DR SW
3	810360	0150	9/11/01	235000	1240	360	7	1954	3	10800	N	N	11253 29TH AV SW
3	242303	9134	8/28/01	250000	1250	1150	7	1957	3	9900	N	N	2127 SW 156TH ST
3	184200	0130	9/11/01	247750	1260	630	7	1954	3	7500	Y	N	11511 27TH PL SW
3	810300	0131	2/6/02	259950	1260	300	7	1957	3	7500	N	N	2715 SW 114TH ST
3	810300	0007	10/11/02	242000	1270	550	7	1961	3	7800	N	N	2605 SW 112TH ST
3	242303	9136	1/24/02	199950	1300	0	7	1955	4	10018	N	N	1630 SW 146TH ST
3	777420	0145	5/23/02	370000	1340	800	7	1941	3	17490	Y	N	12512 MARINE VIEW DR SW
3	885900	0050	6/29/01	389900	1350	510	7	1955	4	9600	Y	N	11837 26TH AV SW
3	763580	1072	3/8/02	235000	1360	0	7	1941	4	9100	N	N	14623 22ND AV SW
3	783580	0194	10/24/01	265000	1400	890	7	2001	3	53319	N	N	13045 12TH AV SW
3	354160	0460	5/22/02	291000	1430	670	7	1966	4	12300	N	N	13659 17TH AV SW
3	778400	0381	7/18/01	310000	1430	0	7	1951	4	11018	Y	N	11914 MARINE VIEW DR SW
3	778440	0170	9/16/02	250000	1440	0	7	1947	4	8478	N	N	12504 SHOREWOOD DR SW
3	273160	0170	5/29/02	241000	1480	0	7	1951	3	9200	N	N	14980 22ND AV SW
3	763580	1000	7/2/01	353500	1500	0	7	2001	3	9100	N	N	14626 22ND AV SW
3	433140	0110	6/19/01	205500	1510	0	7	1955	3	10125	N	N	14211 11TH AV SW
3	354160	0475	10/19/01	393750	1560	1560	7	1970	4	13800	Y	N	13607 17TH AV SW
3	632600	0095	11/19/02	219950	1580	0	7	1956	3	7200	N	N	11605 29TH AV SW
3	810360	0070	8/26/02	240000	1610	0	7	1954	4	12600	N	N	11258 29TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	763580	1070	4/23/02	440000	1710	250	7	1942	5	15400	N	N	14622 24TH AV SW
3	778400	0180	11/5/02	350000	1800	0	7	1950	4	12616	Y	N	12158 SHOREWOOD DR SW
3	327640	0070	10/10/02	395000	1830	500	7	1967	4	12000	Y	N	11829 MARINE VIEW DR SW
3	810360	0115	4/4/02	240000	1840	0	7	1953	4	12600	N	N	11203 29TH AV SW
3	763680	0080	5/15/02	642000	1860	480	7	1918	4	54885	Y	Y	14413 25TH AV SW
3	632700	0045	9/17/02	389950	1920	0	7	1985	3	33070	N	N	11510 SEOLA BEACH DR SW
3	763580	1490	3/7/02	215000	1930	0	7	1945	4	14000	N	N	14640 22ND AV SW
3	632600	0190	12/5/01	245000	1950	0	7	1980	3	8523	N	N	11627 28TH AV SW
3	632600	0320	8/12/02	362000	2110	0	7	1953	4	8400	N	N	11904 30TH AV SW
3	447700	0160	6/18/01	369950	2420	0	7	1990	3	14985	Y	N	15805 23RD AV SW
3	447700	0175	2/13/01	375000	2770	0	7	1994	3	10643	Y	N	15831 23RD AV SW
3	777420	0126	8/13/01	390000	1240	400	8	1949	4	15687	Y	N	12282 MARINE VIEW DR SW
3	354160	0295	5/30/01	205000	1250	100	8	1977	3	14000	N	N	13917 16TH PL SW
3	354160	0295	1/17/02	282900	1250	100	8	1977	3	14000	N	N	13917 16TH PL SW
3	778400	0100	10/10/01	308700	1290	670	8	1958	3	14242	Y	N	12048 STANDRING CT SW
3	233880	0040	7/25/01	264000	1300	800	8	1967	3	16900	Y	N	15442 MAPLEWILD AV SW
3	250900	0130	6/26/01	252000	1330	1040	8	1966	3	7500	N	N	3049 SW 116TH PL
3	233880	0065	12/16/02	230000	1400	1290	8	1939	3	7788	Y	N	15415 22ND AV SW
3	354160	0050	12/3/02	242000	1400	460	8	1974	3	12400	Y	N	13730 16TH AV SW
3	354160	0075	7/31/02	395000	1410	1090	8	1972	3	12465	Y	N	13754 16TH AV SW
3	777920	0360	12/4/02	454500	1420	0	8	1958	3	14400	Y	N	12805 SHOREWOOD DR SW
3	433220	0011	3/19/02	297500	1440	670	8	1971	3	12700	Y	N	14010 13TH AV SW
3	763580	1191	8/2/02	301000	1450	0	8	1959	4	12000	N	N	14404 25TH AV SW
3	778400	0200	5/29/01	394000	1450	770	8	1950	4	9750	Y	N	12129 MARINE VIEW DR SW
3	885900	0035	12/2/02	369950	1490	170	8	1955	4	6504	Y	N	11914 26TH PL SW
3	885900	0005	10/11/02	381000	1500	900	8	1960	3	8524	Y	N	11921 26TH PL SW
3	778440	0130	11/21/02	410000	1600	1600	8	1953	4	9200	Y	N	12271 MARINE VIEW DR SW
3	885900	0015	10/17/02	405000	1610	590	8	1967	4	7194	Y	N	11907 26TH PL SW
3	778400	0195	5/16/02	417500	1620	870	8	1961	3	9750	Y	N	12113 MARINE VIEW DR SW
3	777920	0380	3/29/01	339500	1630	260	8	1957	3	9100	Y	N	12872 SHORE CREST DR SW
3	354170	0110	1/25/02	391000	1680	950	8	1977	3	19700	Y	N	13848 18TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	763580	1082	2/9/01	289000	1700	0	8	1950	4	9100	N	N	14628 24TH AV SW
3	250900	0180	6/22/01	320000	1710	300	8	1965	3	9700	N	N	3021 SW 116TH PL
3	354160	0380	5/17/02	385000	1770	0	8	1964	3	10008	Y	N	13701 16TH AV SW
3	610240	0040	9/24/02	372500	1770	0	8	1926	4	11164	Y	N	15223 24TH AV SW
3	610240	0166	7/19/01	481250	1810	0	8	1987	3	3830	Y	Y	15217 28TH AV SW
3	354170	0070	8/27/01	495000	1830	0	8	1975	3	23800	Y	N	13849 18TH AV SW
3	763580	1030	4/2/02	335000	2000	0	8	1945	4	23400	N	N	14424 24TH AV SW
3	233880	0010	2/22/01	592000	2110	990	8	1923	4	28618	Y	N	2221 SW 154TH ST
3	360660	0010	7/23/02	369000	2120	0	8	1950	4	21500	Y	N	14340 22ND AV SW
3	360660	0040	7/24/02	595000	2120	0	8	1948	4	16000	Y	N	14317 23RD AV SW
3	143080	0289	12/31/02	319900	2130	0	8	2001	3	8911	N	N	1406 SW 144TH PL
3	777420	0248	5/17/02	435000	2150	900	8	1964	4	13115	Y	N	12212 21ST AV SW
3	610240	0130	8/8/01	435000	2400	500	8	1986	3	6587	Y	N	2714 SW 152ND PL
3	632600	0115	5/29/02	338000	2460	0	8	1996	3	7187	N	N	11635 29TH AV SW
3	777920	0100	4/18/02	470220	1630	1250	9	1960	3	9000	Y	N	12621 SHOREWOOD DR SW
3	360660	0045	4/24/01	495000	1700	0	9	1948	3	18200	Y	N	14329 23RD AV SW
3	763680	0181	5/4/01	436125	1820	0	9	1960	3	8592	Y	N	14605 25TH AV SW
3	610240	0172	5/21/02	785000	2280	0	9	1991	3	19887	Y	Y	15207 28TH AV SW
3	354160	0390	1/25/01	545000	2480	780	9	1986	3	9840	Y	N	13644 18TH AV SW
3	122303	9126	12/21/01	685000	2930	0	9	1989	3	8714	Y	N	11660 SEOLA BEACH DR SW
3	778160	0095	12/20/01	950000	3350	0	9	1995	3	24093	Y	Y	13015 STANDRING LN SW
3	763580	1001	6/21/02	433400	3540	0	9	1966	3	9800	N	N	14607 21ST AV SW
3	777420	0210	7/4/02	524400	2100	1190	10	1991	3	16888	Y	N	12117 24TH PL SW
3	711000	0049	9/13/01	615000	2160	0	10	1948	4	15500	Y	Y	11824 SEOLA BEACH DR SW
8	443840	0075	8/22/02	179000	890	0	6	1953	3	9424	N	N	131 SW 185TH ST
8	763180	0170	5/9/01	319000	1090	0	6	1978	4	5000	Y	Y	16705 MAPLEWILD AV SW
8	611140	0020	4/13/01	207000	1170	0	6	1953	4	9474	N	N	426 SW 200TH ST
8	611140	0030	3/29/02	180000	1210	0	6	1954	3	10164	N	N	410 SW 200TH ST
8	252303	9146	11/21/01	160000	1220	0	6	1947	4	6000	N	N	16029 19TH AV SW
8	252303	9267	6/29/01	170000	1230	0	6	1945	3	7203	N	N	16021 16TH AV SW
8	611540	0280	12/18/01	298700	1300	900	6	1943	3	39960	N	N	20607 1ST AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	611540	0328	6/26/01	209090	1790	0	6	1934	3	18360	N	N	20729 1ST AV S
8	768040	0240	9/25/02	252000	970	280	7	1950	4	9750	N	N	16657 MARINE VIEW DR SW
8	302304	9221	7/27/01	210000	1000	200	7	1950	3	11850	N	N	1315 SW 174TH ST
8	305560	0005	10/1/02	247000	1030	330	7	1954	3	7555	N	N	16610 21ST AV SW
8	305580	0010	9/16/02	265000	1030	0	7	1955	3	7150	N	N	16520 21ST AV SW
8	312304	9151	3/19/02	152000	1060	0	7	1955	3	11137	N	N	18633 1ST AV S
8	611750	1775	7/17/02	259000	1070	0	7	1952	3	12083	N	N	17924 RIVIERA PL SW
8	292760	0281	5/4/01	237300	1100	0	7	1949	4	8600	N	N	2822 SW 169TH ST
8	763480	0090	5/1/02	330000	1100	620	7	1954	3	15800	Y	N	16211 25TH AV SW
8	768040	0090	2/14/02	222500	1100	0	7	1953	3	9047	Y	N	16449 MARINE VIEW DR SW
8	611750	1435	5/29/01	248000	1180	0	7	1952	3	33500	N	N	18935 MARINE VIEW DR SW
8	292960	0020	3/22/02	340000	1190	0	7	1948	4	20672	Y	N	17458 SYLVESTER RD SW
8	188850	0020	12/31/02	312000	1210	1210	7	1976	4	15486	N	N	19405 1ST AV S
8	305560	0040	9/6/01	225250	1210	810	7	1955	4	7920	N	N	1915 SW 166TH ST
8	312304	9127	6/26/02	229200	1220	0	7	1959	3	7930	N	N	122 SW 186TH ST
8	302304	9264	6/27/02	264500	1240	0	7	1952	4	9796	N	N	1332 SW 175TH ST
8	611650	0310	12/27/01	218000	1240	0	7	1949	4	21962	N	N	16803 12TH PL SW
8	252303	9249	5/13/02	259950	1250	850	7	2002	3	4500	N	N	16320 19TH AV SW
8	300180	0164	4/20/01	185000	1250	0	7	1955	3	7920	N	N	1615 SW 164TH ST
8	300180	0023	10/22/02	224950	1260	470	7	1955	3	8580	N	N	1924 SW 165TH ST
8	293480	0015	8/9/01	251000	1270	880	7	1956	3	7704	N	N	1620 SW 166TH ST
8	312304	9250	6/13/02	285000	1300	340	7	1963	3	13405	Y	N	417 SW 189TH ST
8	763120	0210	2/6/02	286000	1300	0	7	1947	4	7200	Y	N	3514 SW 171ST ST
8	611200	0066	4/12/01	239950	1310	240	7	1959	3	9400	N	N	20058 3RD AV SW
8	440680	0055	1/9/02	255400	1320	110	7	1957	3	8475	N	N	239 SW 184TH ST
8	433500	0105	10/1/01	275000	1340	820	7	1955	3	41625	N	N	2150 SW 167TH ST
8	611750	1130	10/18/01	285000	1340	1000	7	1955	3	32800	N	N	19241 NORMANDY PARK DR SW
8	611750	1910	1/7/02	287500	1340	0	7	1953	4	13019	N	N	17905 MARINE VIEW DR SW
8	292760	0280	2/22/01	190000	1360	120	7	1949	3	9660	N	N	2816 SW 169TH ST
8	292760	0190	3/28/01	299950	1370	1370	7	1958	4	11250	Y	N	2819 SW 169TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	293480	0020	8/15/01	256000	1390	1650	7	1956	3	7490	N	N	1628 SW 166TH ST
8	300180	0146	5/15/02	317500	1390	300	7	1930	3	7200	N	N	1628 SW 165TH ST
8	433500	0055	10/20/01	298000	1400	360	7	1957	3	21465	N	N	2537 SW 169TH PL
8	772610	0040	9/23/02	189500	1400	0	7	1953	3	8769	N	N	105 SW 202ND ST
8	061600	0195	10/16/02	271000	1410	0	7	1979	4	10430	N	N	20800 MARINE VIEW DR SW
8	312304	9078	7/25/02	326000	1420	0	7	1964	3	14810	Y	N	205 SW 186TH ST
8	433460	0005	11/9/01	206500	1450	0	7	1954	3	13100	N	N	16420 MARINE VIEW DR SW
8	611650	0106	8/27/02	253170	1470	0	7	1940	3	18500	N	N	1627 SW 168TH ST
8	611650	0120	7/23/02	232500	1470	0	7	1951	3	9500	N	N	16824 19TH AV SW
8	252303	9312	2/14/01	219000	1480	0	7	1967	3	9147	N	N	2005 21ST AV SW
8	300180	0147	1/22/02	275000	1480	900	7	1935	4	7200	N	N	1620 SW 165TH ST
8	310200	0150	7/9/01	315000	1480	0	7	1973	3	8800	N	N	612 SW NORMANDY RD
8	611750	1440	3/13/02	345000	1480	0	7	1939	5	24000	N	N	18951 MARINE VIEW DR SW
8	611750	0935	8/13/01	305000	1490	800	7	1954	4	10860	Y	N	18973 8TH AV SW
8	312304	9020	12/5/02	253500	1500	0	7	1953	3	16117	Y	N	418 SW 186TH ST
8	611540	0320	2/22/01	275000	1500	290	7	1942	5	17400	N	N	140 SW 208TH ST
8	611920	0005	11/29/01	270000	1510	800	7	1955	3	12220	N	N	18118 6TH AV SW
8	252303	9298	10/14/02	290000	1550	0	7	1946	4	10360	N	N	2431 SW 170TH ST
8	611750	1995	4/16/01	325000	1550	0	7	1950	4	11806	Y	N	17952 BRITTANY DR SW
8	292760	0390	2/22/02	280000	1590	0	7	1951	4	11250	N	N	16725 31ST AV SW
8	292860	0225	3/6/02	220950	1600	0	7	1959	3	8394	N	N	2650 SW 172ND ST
8	302304	9228	6/24/01	307000	1600	990	7	1958	4	69696	N	N	1111 SW 174TH ST
8	000120	0018	3/25/02	349950	1620	580	7	1957	3	33276	Y	N	17559 12TH PL SW
8	182720	0186	1/7/02	290000	1620	530	7	1958	3	19250	Y	N	17328 SYLVESTER RD SW
8	433500	0025	6/19/02	285000	1620	0	7	1955	4	14400	N	N	2434 SW 170TH ST
8	374160	0055	4/29/02	237500	1630	0	7	1950	3	9720	N	N	16717 MARINE VIEW DR SW
8	440680	0075	6/13/01	240000	1640	0	7	1956	3	7910	N	N	211 SW 184TH ST
8	262303	9003	7/19/01	650000	1660	0	7	1974	4	8625	Y	Y	16763 MAPLEWILD AV SW
8	302304	9229	5/4/01	325500	1660	0	7	1950	4	16533	N	N	1325 SW 174TH ST
8	611750	0300	3/28/02	318000	1660	0	7	1953	4	11588	Y	N	1123 SHOREMONT AV
8	061800	0155	6/19/02	318000	1730	0	7	1956	4	20200	N	N	20635 MARINE VIEW DR

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	611200	0075	9/9/02	340000	1740	0	7	1957	3	14480	N	N	20053 3RD PL SW
8	611750	2465	8/2/01	319000	1860	1060	7	1958	3	14600	Y	N	19107 2ND AV SW
8	252303	9277	11/1/02	200000	1870	0	7	1952	3	12311	N	N	1801 SW 160TH ST
8	763120	0330	10/2/01	435000	1980	0	7	1957	3	12351	Y	Y	3502 SW 172ND ST
8	611650	0020	4/24/02	278000	2010	0	7	1986	3	13636	N	N	1935 SW 168TH ST
8	302304	9320	6/12/01	299000	2030	0	7	1960	4	30056	N	N	17443 2ND AV SW
8	061900	0005	6/11/01	345000	2050	640	7	1963	4	11520	N	N	240 SW 208TH ST
8	000120	0023	1/16/01	309950	2330	0	7	1945	5	22638	N	N	1010 SW 178TH ST
8	611650	0455	2/8/02	250000	2340	0	7	1949	4	15600	N	N	16832 12TH PL SW
8	312304	9275	12/17/02	480000	2540	2400	7	1978	3	17010	Y	N	18440 4TH AV SW
8	776470	0045	9/18/01	575000	2730	0	7	1949	5	20600	N	N	17225 13TH AV SW
8	809600	0200	12/10/01	600000	3020	0	7	1980	3	5150	Y	Y	2831 SW 172ND ST
8	611750	0055	2/26/02	284000	1060	500	8	1953	3	9471	Y	N	18201 TERRACE CT
8	061600	0040	12/23/02	254950	1180	400	8	1978	3	9600	N	N	20891 2ND PL SW
8	061600	0105	2/4/01	270000	1180	500	8	1978	3	13500	N	N	20856 2ND PL SW
8	763480	0010	6/4/01	385000	1200	960	8	1955	3	43500	Y	N	16200 25TH AV SW
8	507240	0040	4/24/01	287000	1220	910	8	1971	3	9625	N	N	17561 6TH PL SW
8	252303	9306	11/19/01	249500	1290	320	8	1962	3	7225	N	N	1950 SW 164TH ST
8	507240	0490	9/24/02	374500	1290	1010	8	1969	3	11700	N	N	17487 7TH AV SW
8	507240	0480	6/11/02	366000	1300	1210	8	1970	3	11000	N	N	17481 7TH AV SW
8	440680	0010	3/1/02	257500	1320	220	8	1958	3	8504	N	N	248 SW 184TH ST
8	292760	0245	10/20/02	405000	1350	260	8	1945	4	11250	Y	N	2834 SW 170TH ST
8	312304	9263	6/21/01	264000	1350	360	8	1963	3	8465	N	N	121 SW 186TH ST
8	061900	0074	3/12/01	312500	1380	640	8	1969	4	17625	N	N	20550 MARINE VIEW DR SW
8	507240	0080	1/17/01	334500	1420	900	8	1959	4	9700	Y	N	17532 6TH PL SW
8	507230	0095	11/6/01	284500	1430	310	8	1957	3	9900	Y	N	363 SW 176TH PL
8	507230	0095	2/5/02	291000	1430	310	8	1957	3	9900	Y	N	363 SW 176TH PL
8	507242	0040	3/20/02	318000	1430	650	8	1974	3	8690	N	N	638 SW 179TH PL
8	611750	0665	10/23/02	325000	1430	270	8	1950	3	18000	Y	N	18539 MARINE VIEW DR SW
8	611750	0445	3/12/02	368000	1440	0	8	1951	3	12557	Y	N	18114 NORMANDY TER SW
8	188850	0080	11/18/02	349500	1450	830	8	1969	3	15690	Y	N	131 SW 194TH ST

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	302304	9299	11/29/01	272000	1460	970	8	1955	3	19166	N	N	16836 2ND AV SW
8	507230	0040	2/21/02	289900	1470	500	8	1959	3	10750	Y	N	258 SW 176TH PL
8	611750	1000	12/21/01	349900	1480	0	8	1952	5	9700	Y	N	819 SW CRESCENT RD
8	507220	0050	12/9/02	318000	1510	440	8	1958	3	9360	Y	N	17810 4TH AV SW
8	507220	0075	6/5/02	365000	1510	320	8	1959	3	10300	Y	N	17833 3RD PL SW
8	292760	0130	4/15/02	293000	1530	300	8	1951	4	11250	N	N	16815 27TH AV SW
8	611230	0200	8/24/02	277500	1530	0	8	1977	3	15021	N	N	19691 4TH AV SW
8	885775	0060	4/11/01	289500	1550	850	8	1969	4	15246	N	N	16822 8TH AV SW
8	611230	0080	4/11/01	367000	1560	1560	8	1977	4	13845	N	N	405 SW 197TH ST
8	611750	1985	8/20/02	340000	1600	0	8	1953	4	11342	Y	N	17958 BRITTANY DR SW
8	310200	0070	11/11/02	325000	1610	480	8	1979	3	9000	N	N	18135 6TH PL SW
8	611750	0680	8/14/02	489000	1620	1000	8	1956	3	18000	Y	N	18585 MARINE VIEW DR SW
8	312304	9269	7/11/02	408500	1630	350	8	1965	3	11103	N	N	618 SW 189TH ST
8	302304	9359	7/10/01	335500	1640	0	8	1967	3	18730	N	N	505 SW 171ST PL
8	519410	0075	12/6/02	380000	1680	850	8	1958	4	16320	N	N	19929 MARINE VIEW DR SW
8	182720	0162	2/6/02	485000	1690	80	8	1985	3	10485	Y	N	17600 SYLVESTER RD SW
8	512240	0150	8/2/01	550000	1700	1190	8	1952	3	18266	Y	N	2734 SW 167TH ST
8	611750	1395	6/25/02	365000	1700	0	8	1954	3	15400	N	N	19438 EDGECLIFF DR SW
8	028265	0190	10/22/01	393500	1710	1110	8	1967	3	15805	Y	Y	19715 1ST PL SW
8	302304	9343	11/26/02	235000	1710	0	8	1963	3	20037	N	N	103 SW 171ST ST
8	509780	0140	11/26/01	300000	1720	830	8	1974	3	25268	N	N	17415 1ST PL SW
8	611750	2015	9/20/01	460000	1730	660	8	1966	4	14545	Y	N	17924 BRITTANY DR SW
8	312304	9114	2/27/02	396000	1740	1740	8	1978	3	9583	N	N	415 SW 189TH PL
8	611750	1835	3/26/02	300000	1740	0	8	1980	3	11637	Y	N	17989 RIVIERA PL SW
8	611750	0030	9/10/02	535000	1750	1640	8	1955	3	10474	Y	N	18229 TERRACE CT
8	507240	0310	7/8/02	374500	1780	760	8	1960	4	10800	N	N	630 SW 175TH PL
8	512200	0060	7/22/02	390000	1780	1700	8	1969	5	18044	Y	N	2610 SW 163RD ST
8	611230	0100	1/10/01	375000	1780	1460	8	1975	4	15400	Y	N	401 SW 197TH ST
8	611200	0040	4/26/01	405000	1800	800	8	1990	3	14994	N	N	20004 3RD PL SW
8	507240	0200	4/12/01	349900	1810	900	8	1961	3	10882	Y	N	408 SW 175TH PL
8	611750	0435	7/22/02	516850	1820	620	8	1972	4	14600	Y	N	18136 NORMANDY TER SW

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	611750	1505	11/20/01	302500	1830	0	8	1953	4	16198	N	N	19303 MARINE VIEW DR SW
8	816370	0020	3/21/02	340000	1860	800	8	1968	3	12768	N	N	330 SW 203RD ST
8	509780	0070	12/11/02	309950	1890	480	8	1978	3	26922	N	N	17414 1ST PL SW
8	509780	0030	1/18/01	320000	1910	880	8	1976	4	21601	N	N	17430 1ST PL SW
8	310200	0030	12/10/02	460000	1920	1800	8	1984	3	10700	N	N	18113 6TH PL SW
8	611750	1760	12/12/02	375000	1920	0	8	1941	4	13411	Y	N	17946 RIVIERA PL SW
8	611750	1950	3/22/01	339500	1970	0	8	1951	5	12296	Y	N	17963 MARINE VIEW DR SW
8	279180	0080	10/2/01	290000	1980	0	8	1956	3	9350	N	N	643 SW 183RD ST
8	507240	0160	7/10/01	400000	1990	1270	8	1960	3	9900	Y	N	443 SW 175TH PL
8	611750	1890	8/2/01	392000	2000	0	8	1954	4	11395	N	N	17922 MARINE VIEW DR SW
8	611860	0045	5/14/02	347000	2060	0	8	1957	3	13400	Y	N	511 SW 182ND ST
8	611460	0010	4/22/02	339950	2070	0	8	1956	4	32300	N	N	645 SW 174TH ST
8	507230	0050	8/10/01	386000	2080	480	8	1969	3	11520	N	N	203 SW 176TH PL
8	292760	0530	5/29/02	610000	2110	0	8	1929	3	29425	Y	N	16741 32ND AV SW
8	000120	0024	6/5/01	400000	2120	0	8	1986	3	14847	N	N	17802 MARINE VIEW DR SW
8	279180	0030	11/14/01	263000	2130	0	8	1956	3	7990	N	N	618 SW 183RD ST
8	433500	0150	1/16/01	246000	2130	0	8	1951	3	14400	N	N	16609 21ST AV SW
8	611750	0465	6/12/02	882000	2130	0	8	1950	4	9476	Y	Y	18101 NORMANDY TER SW
8	611480	0005	1/2/02	400000	2140	160	8	1954	4	39800	N	N	17214 8TH AV SW
8	611750	0790	9/28/01	375000	2160	0	8	1989	3	11400	Y	N	18663 BEVERLY RD SW
8	507230	0215	12/9/02	322500	2180	0	8	1956	3	11520	Y	N	317 SW 177TH ST
8	312304	9319	4/24/01	345000	2230	0	8	1988	3	10229	N	N	18530 2ND AV SW
8	302304	9247	4/13/01	535000	2300	890	8	1951	4	17034	N	N	1335 SW 174TH ST
8	611480	0015	9/20/02	383000	2340	0	8	1955	3	21700	N	N	17228 8TH AV SW
8	210520	0018	12/14/01	349500	2350	0	8	1996	3	7204	N	N	18003 6TH AV SW
8	312304	9264	8/15/02	315000	2360	1140	8	1960	3	18542	N	N	129 SW 186TH ST
8	611750	0325	3/14/01	450000	2360	360	8	1931	3	12600	Y	N	18135 BRITTANY DR SW
8	770155	0050	4/18/01	449900	2380	860	8	1983	3	15404	N	N	18832 6TH AV SW
8	512200	0010	9/4/01	587250	2420	1520	8	1965	4	16319	Y	N	2640 SW 163RD ST
8	611750	2035	10/16/01	375000	2490	710	8	1966	4	15808	N	N	1125 NORMANDY TER SW
8	718380	0035	12/10/02	380000	2500	0	8	1955	3	8548	N	N	18024 3RD AV SW

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	611650	0076	4/26/02	341000	2520	0	8	2001	3	9600	N	N	1932 SW 170TH ST
8	763480	0020	4/30/01	425000	2550	0	8	1951	3	30900	Y	N	16030 25TH AV SW
8	611650	0199	11/2/01	429950	2560	0	8	1952	3	45738	Y	N	1891 SW 170TH ST
8	611480	0045	8/12/02	399950	2710	0	8	1962	3	41600	N	N	17159 6TH PL SW
8	611750	1920	8/17/01	375000	2730	0	8	1951	4	14870	N	N	17927 MARINE VIEW DR SW
8	611750	1235	2/21/01	350000	2820	0	8	1953	4	17587	Y	N	19604 MARINE VIEW DR SW
8	300180	0153	2/13/02	334000	2880	0	8	1989	3	8712	N	N	16417 16TH AV SW
8	509780	0040	2/15/01	297000	2960	0	8	1977	3	23227	N	N	17426 1ST PL SW
8	611440	0136	5/13/01	475000	3030	0	8	1986	3	21780	N	N	17206 4TH AV SW
8	816370	0010	3/19/01	410000	3050	1200	8	1969	3	18408	N	N	325 SW 203RD ST
8	302304	9351	11/11/02	405000	3080	0	8	1966	5	20037	N	N	222 SW 171ST ST
8	611750	2295	4/10/01	489500	3270	0	8	1953	5	28474	Y	N	1214 NORMANDY TER SW
8	611920	0070	6/26/01	340000	1470	0	9	1974	3	9500	Y	N	532 SW 181ST ST
8	611750	1262	5/24/02	492950	1570	1170	9	1987	3	22902	Y	N	19420 MARINE VIEW DR SW
8	062204	9132	4/20/01	334000	1600	1310	9	1975	4	14810	N	N	501 SW 201ST ST
8	418690	0020	10/25/01	396000	1670	470	9	1978	3	15000	N	N	245 SW 192ND ST
8	763180	0130	1/2/01	425000	1670	640	9	1980	3	6000	Y	Y	16611 MAPLEWILD AV SW
8	611650	0206	7/17/01	480000	1680	700	9	1961	4	22675	Y	N	1925 SW 170TH ST
8	182720	0215	1/3/01	310000	1730	0	9	1979	3	22325	Y	N	1805 SW 175TH ST
8	664180	0050	9/11/02	670000	1730	0	9	1974	5	18845	Y	N	21557 1ST CT S
8	509780	0170	7/16/02	430000	1770	1640	9	1979	3	31368	N	N	17427 1ST PL SW
8	028270	0050	10/1/01	375000	1800	900	9	1976	3	14185	Y	N	19461 1ST PL SW
8	252303	9013	11/27/01	928000	1820	900	9	1940	3	14084	Y	Y	16313 MAPLEWILD AV SW
8	028265	0200	5/30/01	570000	1870	1380	9	1981	4	17324	Y	Y	19701 1ST PL SW
8	611230	0030	10/4/02	415000	1940	700	9	1977	3	14620	N	N	415 SW 197TH ST
8	386450	0020	6/25/02	880000	2070	630	9	1985	3	21780	Y	N	1655 SW MILLER CREEK RD
8	432820	0015	4/15/02	315000	2110	0	9	1950	3	16747	N	N	16730 MARINE VIEW DR SW
8	252303	9326	7/26/01	399900	2130	0	9	1974	3	23958	N	N	2120 SW 162ND ST
8	292860	0385	4/10/02	395000	2160	0	9	1988	3	18318	Y	N	2805 SW 171ST ST
8	611650	0204	1/23/02	425000	2270	1700	9	1962	3	25540	Y	N	1929 SW 170TH ST
8	312304	9249	8/15/01	365000	2280	0	9	1987	3	23764	N	N	445 SW 189TH ST

Improved Sales Used in this Annual Update Analysis
Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	611650	0420	3/4/01	500000	2610	2610	9	1957	4	30900	Y	N	1400 SW 171ST PL
8	786570	0040	3/12/02	499000	2680	0	9	1985	3	9987	N	N	430 SW 185TH PL
8	182720	0295	4/8/02	880000	3170	1050	9	1993	3	14640	Y	Y	2637 SW 172ND ST
8	611230	0170	5/30/01	500000	3190	0	9	1985	3	21500	N	N	19660 MARINE VIEW DR SW
8	611750	0005	6/24/02	435000	1780	1600	10	1978	3	15627	Y	N	18210 TERRACE CT
8	611340	0066	6/27/02	445000	1910	1840	10	1987	3	15463	Y	N	19650 MARINE VIEW DR SW
8	292860	0360	10/10/02	605000	2140	0	10	1986	3	20878	Y	N	2841 SW 171ST ST
8	028265	0090	8/29/02	421500	2360	1290	10	1978	3	17200	Y	Y	19630 4TH AV SW
8	611790	0230	12/17/02	460000	2410	0	10	1992	3	15016	N	N	225 SW 194TH PL
8	182720	0410	7/24/01	1180000	2600	0	10	1950	3	26500	Y	Y	2155 SW 173RD PL
8	611750	0105	5/16/02	580000	3000	0	10	1987	3	12914	Y	N	18110 RIVIERA PL SW
8	611790	0340	8/30/01	560000	3080	0	10	1996	3	16698	N	N	253 SW 193RD PL
8	611970	0030	5/14/02	540000	3190	0	10	1987	3	12793	Y	N	18635 5TH PL SW
	062204	9040	6/23/02	499950	3250	0	10	1990	3	17252	N	N	19210 NORMANDY PARK DR SW
8	776520	0006	5/30/02	630500	3300	830	10	1992	3	22000	N	N	1315 SW 175TH ST
8	292760	0490	12/26/01	585000	3310	0	10	1974	3	11000	Y	N	16765 32ND AV SW
8	611790	0510	8/14/02	534000	3560	0	10	1993	3	15000	N	N	19234 NORMANDY PARK DR SW
8	262303	9073	3/1/01	775000	1840	1220	11	1980	3	14512	Y	Y	3774 SW 171ST ST
8	292860	0380	6/29/01	660000	2410	0	11	1986	3	19447	Y	N	2809 SW 171ST ST
8	611790	0490	3/15/02	580000	2640	1610	11	1992	3	15493	N	N	19254 NORMANDY PARK DR SW
8	929080	0065	3/21/01	625000	3610	0	11	2001	3	15877	Y	N	18825 1ST PL SW
8	611790	0180	12/30/02	645000	4340	0	11	1989	3	15324	N	N	19455 4TH AV SW
8	182720	0265	7/19/01	1253000	3690	0	12	1989	3	13032	Y	Y	2683 SW 172ND ST

Improved Sales Removed from this Annual Update Analysis

Area 49

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	184200	0130	9/02	126255	DORRatio
3	242303	9145	5/01	137500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
3	273160	0035	10/02	160000	UnFinArea
3	273160	0150	8/01	289500	Obsol
3	296680	0070	1/01	160000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	296680	0105	10/02	236500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	354160	0090	8/01	275000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	354160	0150	2/02	38712	RELATED PARTY, FRIEND, OR NEIGHBOR
3	354160	0475	6/02	3938	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
3	433220	0095	6/01	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	433220	0100	11/01	51646	PARTIAL INTEREST (103, 102, Etc.)
3	433220	0119	9/02	187500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	447700	0295	3/02	688450	Diagnostic Outlier
3	610240	0055	5/02	272000	Diagnostic Outlier
3	610240	0180	12/01	259000	FORCED SALE
3	632600	0310	10/02	321640	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	711000	0015	12/02	385000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
3	763240	0277	12/02	585000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	763580	1120	3/02	133600	QUIT CLAIM DEED DORRatio
3	763580	1123	7/01	254000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	763580	1391	12/02	61244	RELATED PARTY, FRIEND, OR NEIGHBOR
3	763680	0280	6/02	925000	Poor Condition
3	763740	0030	5/01	332500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	777920	0115	11/01	439950	RELOCATION - SALE BY SERVICE
3	777920	0115	11/01	439950	RELOCATION - SALE TO SERVICE
3	777920	0270	9/01	79650	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
3	777920	0465	4/02	317000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	778400	0295	4/01	450000	QUESTIONABLE PER SALES IDENTIFICATION
3	778400	0315	10/01	70000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
3	778400	0320	4/01	125000	ImpCount DORRatio
3	778440	0090	12/02	325000	UnFinArea
3	778440	0185	2/01	297000	Diagnostic Outlier
3	783580	0049	1/02	260000	Diagnostic Outlier
3	783580	0049	3/01	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	810360	0007	8/02	65000	EXEMPT FROM EXCISE TAX DORRatio
8	000120	0007	10/01	78300	RELATED PARTY, FRIEND, OR NEIGHBOR
8	028265	0240	1/02	89670	QUIT CLAIM DEED DORRatio
8	061600	0090	8/01	170000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis

Area 49

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	062204	9041	2/01	440000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	062204	9050	5/01	385000	Diagnostic Outlier
8	151600	0010	10/01	26038	RELATED PARTY, FRIEND, OR NEIGHBOR
8	167860	0090	5/01	185000	DORRatio
8	252303	9016	8/02	360000	Diagnostic Outlier
8	252303	9277	10/02	45000	DORRatio
8	252303	9298	12/01	125234	QUIT CLAIM DEED DORRatio
8	252303	9317	9/02	530000	Diagnostic Outlier
8	252303	9345	3/01	55000	DORRatio
8	292760	0550	8/02	510000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	292860	0235	2/02	255000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	292860	0304	8/02	350000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	300180	0123	2/02	175000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	302304	9143	8/01	105000	%Compl DORRatio
8	302304	9310	1/02	460000	RELOCATION - SALE BY SERVICE
8	302304	9310	1/02	460000	RELOCATION - SALE TO SERVICE
8	302304	9355	12/01	17500	DORRatio
8	312304	9045	6/01	449950	Diagnostic Outlier
8	312304	9078	11/01	177000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	312304	9238	9/01	420000	Diagnostic Outlier
8	312304	9269	8/01	56000	QUIT CLAIM DEED DORRatio
8	395670	0010	6/02	1218500	Diagnostic Outlier
8	418690	0015	3/01	260000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	443840	0035	2/02	85000	DORRatio
8	443840	0085	7/02	157000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	507210	0045	3/02	330000	RELOCATION - SALE BY SERVICE
8	507210	0045	12/01	330000	RELOCATION - SALE TO SERVICE
8	507210	0090	8/01	102773	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
8	507230	0010	8/01	260000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	611140	0025	12/02	48343	DORRatio
8	611140	0055	1/01	152000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	611200	0095	8/01	275000	IMP. CHARACTERISTICS CHANGED SINCE SALE Obsol
8	611340	0064	5/01	457480	RELATED PARTY, FRIEND, OR NEIGHBOR
8	611340	0067	6/01	50000	DORRatio
8	611480	0005	12/01	400000	RELOCATION - SALE TO SERVICE
8	611540	0240	5/02	485000	Poor Condition
8	611540	0319	9/01	322700	RELOCATION - SALE BY SERVICE Obsol
8	611540	0319	9/01	322700	RELOCATION - SALE TO SERVICE Obsol
8	611650	0055	10/01	365000	Obsol
8	611650	0075	1/01	200000	%Compl

Improved Sales Removed from this Annual Update Analysis

Area 49

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	611650	0198	5/02	450000	PARTIAL INTEREST (103, 102, Etc.)
8	611650	0250	1/01	345000	QUESTIONABLE PER APPRAISAL
8	611750	0875	10/01	329369	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	611750	1000	4/01	230000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	611750	1225	8/02	330000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	611750	1385	12/02	184000	DORRatio
8	611750	1445	7/02	270000	Diagnostic Outlier
8	611750	1465	8/02	225000	Diagnostic Outlier
8	611750	1665	8/01	715000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	611750	2070	10/02	764000	PrevImp<=10K DORRatio
8	611750	2095	8/02	460000	EXEMPT FROM EXCISE TAX
8	611750	2241	8/01	3800000	Diagnostic Outlier
8	611750	2791	5/02	655000	RELOCATION - SALE BY SERVICE
8	611750	2791	5/02	655000	RELOCATION - SALE TO SERVICE
8	611750	2794	12/02	1175000	Obsol
8	611790	0220	11/02	625000	RELOCATION - SALE BY SERVICE
8	611790	0220	9/02	625000	RELOCATION - SALE TO SERVICE
8	611970	0120	9/01	479000	RELOCATION - SALE BY SERVICE
8	611970	0120	8/01	479000	RELOCATION - SALE TO SERVICE
8	763120	0295	7/01	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	763180	0075	1/01	232500	Diagnostic Outlier
8	763180	0110	9/01	504000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	763180	0110	8/01	504000	EXEMPT FROM EXCISE TAX Obsol
8	772610	0050	11/01	155000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	776520	0015	12/02	662500	Diagnostic Outlier
8	809600	0080	3/01	250000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	929080	0050	4/02	335000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	929080	0075	5/02	650000	ActivePermitBeforeSale>25K

Vacant Sales Used in this Annual Update Analysis
Area 49

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	122303	9015	37561	91000	41605	N	N
3	233880	0045	37546	120000	22815	Y	N
3	233880	0050	37376	110000	10707	Y	N
3	778400	0308	36994	125000	17057	Y	Y
8	061600	0085	37264	175000	13792	N	N
8	062204	9026	37561	109050	108286	Y	N
8	182720	0065	37096	120000	25656	Y	N
8	611480	0020	36929	30000	24000	N	N
8	611540	0329	37081	72000	12150	N	N
8	611750	1005	37004	95000	11700	N	N
8	611750	2070	37404	220000	10059	Y	N
8	611790	0500	37424	160000	15074	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 49

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	302304	9280	7/02	1000	\$1,000 SALE OR LESS;
8	302304	9383	5/02	15000	DORRatio
8	611750	1360	2/01	38000	GOVERNMENT AGENCY;